

PROJECT NARRATIVE

August 27, 2004

Business Banking Center for Los Padres Bank 14100 N. Northsight Blvd. 406-PA-2004

Request

The proposal is locate a business banking center for Los Padres Bank in the building formerly used as the on-site marketing sales center for the 400-acre Northsight project. Los Padres Bank wishes to establish a banking presence within the Airpark area to serve the strong and expanding business sector. Because of its business banking orientation, there will not be any drive-thru facilities nor changes to the building structure and site improvements. As such, the look and use of the property will continue to operate more as an office use rather than a traditional retail bank.

History/Context

To the west the property abuts the 400' wide Northsight Park detention basins. Vacant but similarly zoned property is located immediately north and south. To the east across Northsight Boulevard is the 3-story 350,000 SF Vanguard southwest regional complex. The single-story building was constructed in 1995 by Northsight Corporation and Treaccar Realty, the developers and marketers for the Northsight project. The building was built in compliance with the approved drainage and site lighting plan. There have been no changes to the site since the original construction. Two banks are currently located in the immediate area – Desert Schools Federal Credit Union at the SEC of Northsight Boulevard and 87th Street and Home National Bank (HNB) directly across the street on the west side of Northsight Boulevard. HNB is on similarly zoned S-R property and received a conditional use permit.

Ordinance Discussion

Banks require a conditional use permit in the S-R zoning district and are subject to the following additional requirements: a maximum gross floor area of 5,000 SF (existing building 3,500 SF); a maximum of 2 drive-thru windows (no drive-thru proposed); and setbacks/buffers from any adjoining residential (no adjoining residential). The parking requirements (12 required and 12 provided) are identical for offices and banks at 4 spaces per 1,000 square feet of net floor area per the Northsight amended parking standards approved in case 58-ZN-1988. The existing building and site improvements were approved per case 26-DR-1995 and have remained unchanged. Consistent with the Northsight Master Drainage Plan, stormwater is discharged directly into the Northsight Park.

Traffic Impact

Although retail banks (especially with drive-thru facilities) would typically generate a higher number of trips than general office, the proposed business banking center (especially *without* drive-thru facilities) should generate no greater number of trips than might otherwise occur for other business/professional/medical office use.

Conclusion

Due to the office-like nature of the proposed use and the existence and approval of two other banks nearby, the proposal satisfies all the conditional use permit criteria: (a) granting of the conditional use permit will not be materially detrimental to the public health, safety or welfare; (b) the characteristics of the use are reasonably compatible with the type of uses permitted in the surrounding areas; and (c) the additional requirements for banks have been satisfied.



CASE # 406- PA- 2004
Conditional use permitt
for
LOS PADRES BANK
1 4100 N. Northsight Boulevard
Scottsdale Arizona 85260

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